



Project open house meeting

City project number:

10394 – 2016 Sidewalk Project

10561- SRTS Blue Earth Street

Project website:

www.mankatoconstruction.com


Leading the way as a prosperous diverse regional community

•Responsive •Efficient •Greater Good •Innovative •Open •Neighborly

Project Feasibility Report
Safe Routes to School
State Project Number 137-591-002
Minn Project Number SRTS 0714 ()
City Project Number 88080
City Of Mankato

Safe Routes To School Improvements
Project Feasibility Report
City Project Number 88080

December, 2013



**CITY OF
PROJECT 0**

Home Phone: _____
Cell Phone: _____
Alternate Cell Phone: _____
Email Address: _____
Alternate Email Address: _____

How would you like to receive construction information?
☐ Email ☐ US Postal Service
☐ RSS Feed ☐ City Website ☐ Text
☐ Regularly Scheduled Meetings

Introductions

- Michael McCarty – Project Engineer
507-387-8643
mmccarty@mankatomn.gov
- Todd Wiens – Project Representative
507-387-8509
twiens@mankatomn.gov

Project success

- Our plan for project success begins now. When citizens and city staff work together, we can build a relationship to take this project successfully to completion through suggestions, assistance and good communication.

Why project work is needed

- Mankato's sidewalk program splits project between our Safe Routes to School Program and infill and repair of sidewalk.

History of Project

- Sidewalk and trails system- Established June, 1996
- Safe Routes to School Plan – Adopted May 2013
- Application for Safe Routes to School Grant – December 2014
- Complete Streets Plan and Policy – Adopted April, 2015

The life of a project

- **Where it all begins**
 - removals
- **Heart of the project**
 - grading
 - Select concrete curb and gutter; and alley and driveway approaches
 - sidewalks
 - Bituminous patching
- **Finishing touches**
 - boulevard restoration

Removals

- Select curb, gutter, sidewalk, alley approaches, driveway approaches and base materials associated with the improvement will be removed



Grading

- The contractor will place and grade base material.



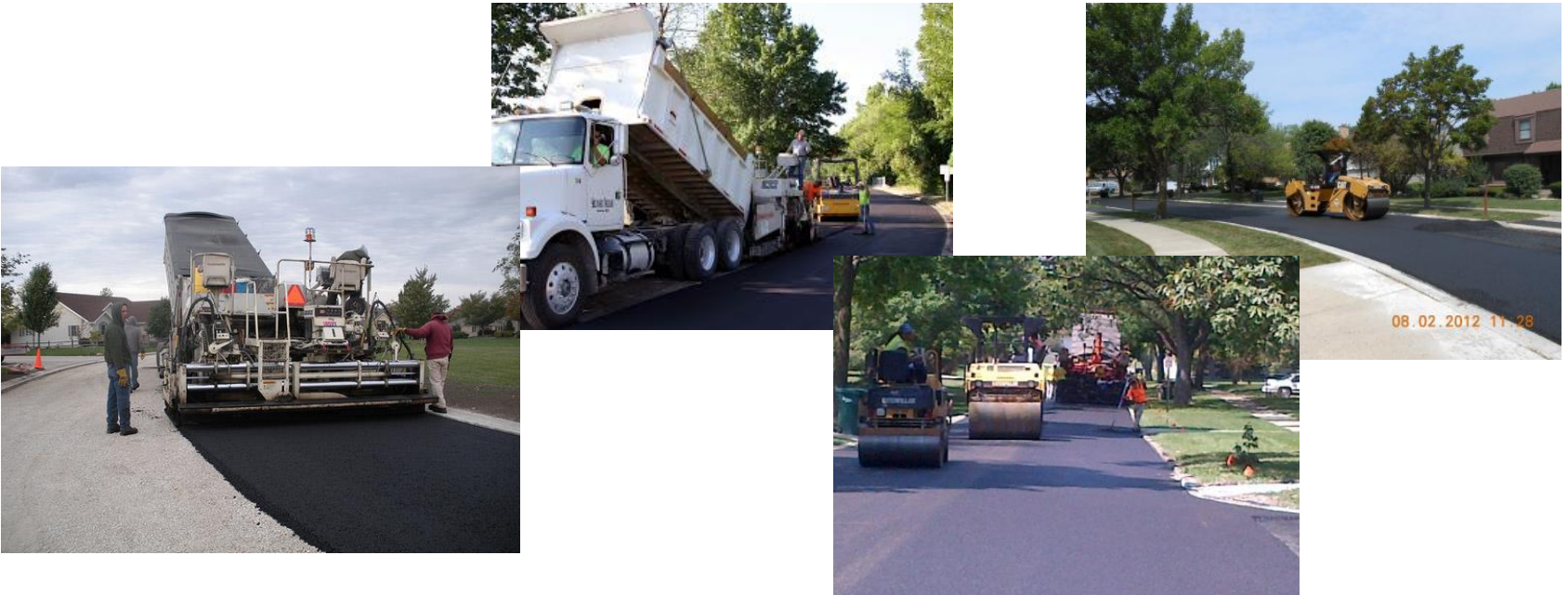
Concrete work

- Prior to sidewalk installation, new concrete curb and gutter will be placed followed by the concrete alley and driveway approaches where needed.



Paving

- Street patching (asphalt) will then be completed where needed.



Boulevard restoration

- The boulevard will be graded with black dirt and then sod will be placed.



Project schedule

2016

February 22	Call for hearing
March 01	Informational meeting with residents
March 14	Project feasibility hearing
April 11	Advertise for bids
April 11	Preliminary assessment hearing
May 13	Bid opening
May 23	Award bids
June 06	Begin construction
August 18	Final completion
November 14	Adoption of final assessments

2017

Repayment of assessments begins

Project costs

Estimated project costs

SRTS – Blue Earth Street	\$409,800
<u>2016 Sidewalk Project</u>	<u>\$ 60,800</u>
Total cost	\$470,600

Project funding sources

Special assessments	\$ 73,300	(16%)
SRTS Grant	\$ 321,300	(68%)
Water Utility	\$ 23,500	(5%)
Storm Utility	\$ 4,200	(1%)
<u>G.O. Bonding</u>	<u>\$ 48,300</u>	<u>(10%)</u>
Total funds	\$ 470,600	

Cost share

Residents	16%
City	84%

Special assessments

- Items is shown on the project assessment:
 - Sidewalk assessment
 - Driveway assessment
- Additional items can be added to assessments.

2013 MANUAL OF
ASSESSMENT STANDARDS
FOR THE
CITY OF MANKATO

Adopted by
CITY COUNCIL
OF
MANKATO, MINNESOTA
April 24, 1989
Latest Revision: December 2012

Prepared by
The Engineering Department

Special assessments

- This project's sidewalk assessments are proposed to at the 2016 rate of \$9.50 per foot of property abutting the project.
- Methods used to determine residents' proposed street assessments:
 - straight frontage
 - corner credit
 - offset measurement

Special assessments

Straight frontage

- The simplest assessment method used for an interior lot not on a corner is multiplying front footage by the rate.



The left lot has 100 feet of frontage. In this case the sidewalk assessment is:

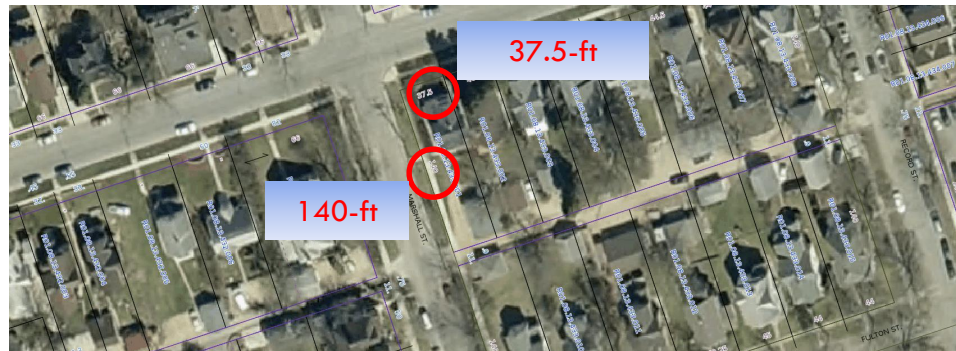
$$100 \text{ feet} \times \$9.50 \text{ per foot} = \$950.00$$

Frontage information is from the Blue Earth County property information System.

Special assessments

Corner credits

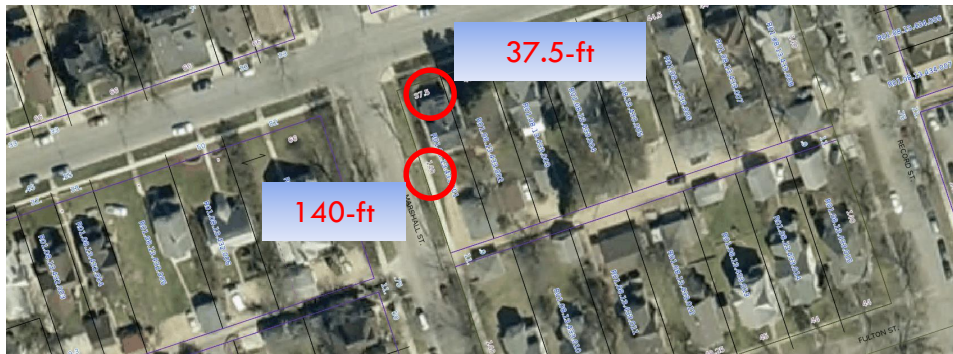
- When frontage on two adjacent streets abuts a project, the lot's longest side receives corner credits.



In this example, the property's longest side is 140 feet and will receive the corner credit.

Special assessments

Corner credits



Properties can receive a credit of one third of its length (up to 120 feet).

In this example, once the credit is applied, only 60 feet will be assessed:

$$60 \times \$9.50 \text{ per foot} = \$570.00$$

How the assessment was calculated:

Determine the excess length of longest side over 120 feet	$(140 - 120)$	20 feet
Determine one third of length up to 120 feet	$120/3$	+ <u>40 feet</u>
Add to determine amount assessed on longest side		60 feet

Total assessed

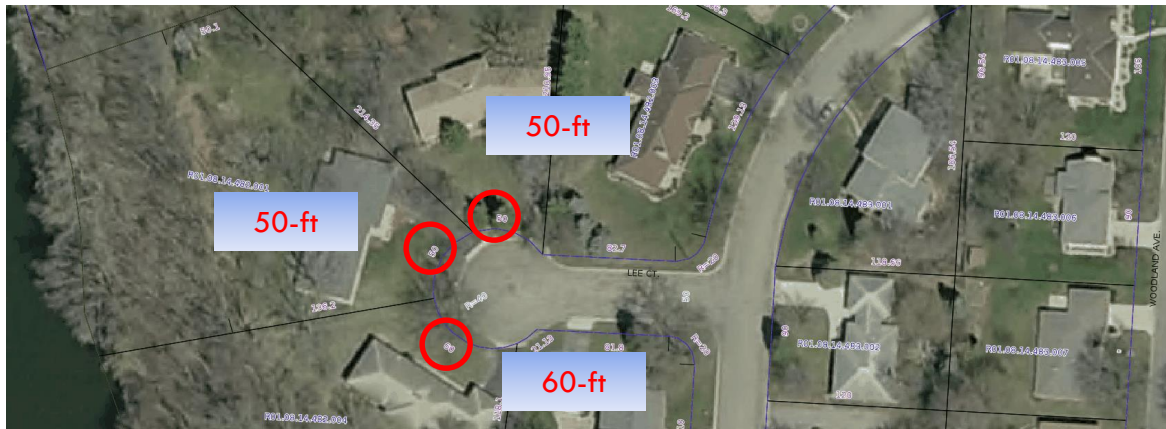
60 feet

If a project abuts the long and the short side of a property, the short side would be added to the previous calculation and multiplied by the assessment rate.

Special assessments

Offset measurement

- Offset measurements are used on irregularly shaped lots which are normally located on a cul-de-sac. In this type of measurement, the lot line is offset 40 feet parallel to the front line, making the dimension larger.



Residents with offset measurements should contact the city engineer to go over assessments individually.

Additional assessment items

- Complete driveway replacement
- Outwalk replacement
- Process
 1. Obtain a petition form from the engineering department.
 2. Have the work completed.
 3. Submit contractor bill and signed assessment form to the engineering department.
 4. The city will pay the bill and add the cost to a final assessment.
 5. Property owners (not the contractor) need to complete and submit petition forms.
 6. Petitions for extra work need to be submitted prior to adoption of the final assessments by the City Council.

Special assessments

Levies and hardship deferrals

- Project assessments are scheduled to be levied in the fall of 2016 over a 5-year period beginning with the first half of 2017 property taxes.
- If a total assessment is more than \$5,000, residents may have it levied over a 10-year period. To do so, write a letter indicating the desire to do this and send it to the engineering department. Staff will note this on the final assessment.
- Property owners may apply for a hardship deferral if they are:
 - The property owner of homesteaded property and will be over 65-years-old prior to adoption of the final assessments for whom it would be a hardship to make the payments.
 - The property owner of homesteaded property who is retired by virtue of a permanent and total disability for whom it would be a hardship to make the payments.
 - a member of the National Guard or military reserves ordered to active duty, for whom it would be a hardship to make the payments.
- Interest does accrue on deferred assessments and Blue earth County does charge to remove the deferral.
- Deferral requests, or changing to a 10-year assessment period need to be applied for on or before the April 11, 2016 preliminary assessment hearing.

The next steps

- Informal meetings will be held prior to the project's start to discuss project phases and details once a contractor is selected.

Help us help you

- If there is helpful information unique about the neighborhood, please share it with us so it can be incorporated into the plan, or addressed by a city staff member.
- If there are any questions, or suggestions, please let engineering staff know.